



TOWN OF SOUTHERN SHORES

5375 N Virginia Dare Trl, Southern Shores, NC 27949

(252) 261-2394 tel (252) 255-0876 fax

www.southernshores-nc.gov

Historic Landmarks Designation Application

Application No. LDA-18-02 Date 6-13-18

This application initiates consideration of a property for designation as a Southern Shores Historic Landmark by the Southern Shores Historic Landmarks Commission and the Southern Shores Town Council. It enables evaluation of the resource to determine if it qualifies for designation. The evaluation is made by Town Staff and/or third party resources, which makes a recommendation to the Historic Landmarks Commission, which in turn makes its recommendation to the Town Council. Requirements and procedures are established in Chapter 17 of the Southern Shores Town Code. Please type if possible. Use 8-1/2" x 11" paper for supporting documentation and if additional space is needed. Return completed application to the Southern Shores Planning & Code Enforcement Department or mail to:

Wes Haskett, Town Planner/Code Enforcement Officer
Town of Southern Shores
5375 N. Virginia Dare Trl.
Southern Shores, NC 27949

1. Name of Property (if historic name is unknown, give current name or street address):

Historic Name: "Pink Perfection" The Pipkin Cottage
Current Name: same

2. Location:

Street Address: 170 Ocean Blvd (formally 172 Ocean Blvd)

3. Legal Owner of Property (If more than one, list primary contact):

Name: Jointly owned by: Ashmead Pringle Pipkin and Pipkin I LP (jointly owned
Address: by Anne Hunter Pipkin and Ruth Pringle Pipkin Franklin)
City: _____

State: _____

Zip:

Telephone No:

E-Mail:

4. Applicant/Contact Person (If other than owner):

Name:

Samuel Clay Franklin Jr. (Sam)

Address:

108 Beaufair St

City:

Charleston, South Carolina 29401

Telephone No:

843-452-5420 (cell)

E-Mail:

samuelfranklin548@a@gmail.com

5. General Data/Site Information:

Date of Construction and major additions/alterations:

Construction: 1951-52

Addition: 1993-94

Number, type, and date of construction of accessory structures:

1993-94 Addition: conversion of chauffeur's + maid's quarters into master suite and guest room with full bath, foyer, and own entrance.

Approximate lot size or acreage:

46,455 ft²

Architect, builder, carpenter, and/or mason:

1951-52 Architect Edward Lowenstein / construction Kellogg Supply / subcontractor Sandelin + Spruiell

1993-94 Architect W. Stanley Russell / construction Joe Smith Construction

Original Use:

Family cottage

Present Use:

Family cottage

6. Classification:

A. Category (check all that apply):

Structure(s) ☒ Object ☐ Site ☒

7. Reason for Request:

Historic Landmark Designation

8. Supporting Documentation (Attach to application on separate sheets. Please type or print):

A. Photographs:

One set of current exterior photographs of all facades of the building and at least one photo of all other contributing and non-contributing resources. In addition to prints, all images should be submitted electronically (CD-R, email, thumb drive). Any additional exterior views and views of other structures on the property will be helpful. Photographs of interior spaces may be submitted voluntarily, however they are not required. These photos should be submitted as individual jpeg photos, as well as supporting photographs that illustrate architectural features, spatial relations, orientation, size, scale, and texture.

B. Boundary Map:

Please include a map showing the location of the property. A sketch map is acceptable, but please note street names and number. Any other structures on the property should also be shown. Please include a "North" arrow. Map should be no larger than 11" x 17". A tax map with boundaries marked is preferred, which can be found at: <http://qis.darecountync.gov/>.

C. Architectural Significance:

Describe the property, including exterior architectural features, additions, remodels, and alterations. Also describe significant accessory structures and landscape features. Include a statement regarding the architectural significance of the property.

D. Historic Significance:

Note any significant events, people, and/or families associated with the property. Include all major owners. Note if the property has ever been listed, nominated, or determined eligible for inclusion in the National Register of Historic Places. If so, who and when? Please include a bibliography of sources. Information regarding prior designations can be found by contacting the Survey and Planning Branch of the NC State Historic Preservation Office (NCSHPO) at 919-807-6570, 919-807-6573 or at: <http://www.hpo.dcr.state.nc.us/spbranch.htm>.

E. Special Significance Summary:

Include a one to two paragraph summary of those elements of the property that are integral to its historical, prehistorical, architectural, archaeological, and/or cultural importance.

F. Abstract

A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property? Also please include a concise statement of what structure(s) and portion of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the structure(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the structure(s) for which designation is proposed.

G. Floor Plan

A sketch floor plan of the structure(s). It does not have to be of "draftsman quality" or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.

8A. Photographs attached

8B. Dare County GIS Boundary Map attached

8C. Architectural Significance: Designed by Edward Lowenstein (1913-1970) of the Greensboro, NC firm Lowenstein-Atkinson. The firm designed 1600 buildings in North Carolina and Virginia including the Elon University School of Law and the Greensboro Public Library. See the website www.ncmodernist.org/lowenstein.htm for details. Under the direction of Charlotte, NC architect W. Stanley Russell, the cottage was modified in 1993.

8D. Historic Significance: Originally built and owned by Emily Edith Pipkin, corporate secretary of Edna Mills Corporation in Reidsville, NC. At her death, it passed to her brother Willis Benton Pipkin of Reidsville, NC. At his death it passed to Ms Pipkin's nephews Ashmead Pringle Pipkin of Raleigh, NC and the late John Benton Pipkin of Charlotte, NC. It is currently owned by Mr. Ashmead Pringle Pipkin and the daughters of Mr. John Benton Pipkin: Anne Hunter Pipkin and Ruth Pringle Pipkin Franklin. Ownership is expected to be transferred to Anne Hunter Pipkin and Ruth Pringle Pipkin Franklin in the fall of (to be jointly owned through Pipkin I LP). The property has never been listed, nominated, or determined eligible for inclusion into the National Register of Historic Places. For historical details see: Outer Banks Architecture. An Anthology of Outposts, Lodges, and Cottages page 92, by Marimar McNaughton, published in 2000 by John F. Blair of Winston Salem, NC.

Noted novelists who have stayed at the house are Hamilton Basso (1904-64), best known for A View from Pompey's Head and T.R. Pearson (1956-), best known for A Short History of a Small Place. T.R. Pearson described his stay at the Pink Perfection Cottage in a collection of short stories by modern Southern authors entitled A World Unsuspected: Portraits of Southern Childhood page 139, edited by Alex Harris and published September 1, 1987 University of North Carolina Press.

8E. Special Significance Summary: The Pipkin "Pink Perfection" cottage was designed by noted modernist architect Edward Lowenstein of Greensboro, NC. As an original Southern Shores flattop, it was designed and built to remain cool and comfortable for the inhabitants during the hot North Carolina summers. The flat roof provided evaporative cooling, the deep overhanging eaves provided shade, the exterior windows and doors were angled to catch the prevailing breezes, and the interior transom windows opened to provide for refreshing air flow throughout the house. The cottage was initially built in 1952 with a detached service wing that housed the maid's and chauffeur's quarters. Later, in 1994 under the direction of Charlotte, NC architect Stan Russell, this wing was incorporated into the main house and a master suite and guest room were created.

8F. Abstract: The Pipkin "Pink Perfection" cottage is one of the few remaining original flattops built during the early 1950s. Created by the noted modernist North Carolina architect, Edward Lowenstein, it exhibits several interesting design elements. We propose that the cottage and the lot at 170 Ocean Boulevard, on which it is situated, be designated "historic" by the town of Southern Shores Historic Landmarks Designation Commission. This designation would recognize the architectural and historic significance of this early Southern Shores flat-top cottage.

8G. Floor Plan: attached.

to pink and adding a pair of kitchen cupboards with shelves tall enough for a large gin bottle.

"Pink Perfection"
The Pipkin Cottage
1953

"There's nowhere such comfort, we think, as at Pipkin's Perfection in Pink. There's nothing lugubrious, all is salubrious. Good Talk, Good Food and Good Drink," wrote houseguest William McKinley Eden on July 13, 1974.

It's true. Pink Perfection is the epitome of a vintage Flat Top. It is one of only two architect-designed structures built along Ocean Boulevard in the 1950s, and the last one owned by members of its original family.

In 1951, Emily Edith Pipkin purchased two adjoining oceanfront lots from Frank Stick for twenty-eight hundred dollars. Miss Edith was a schoolteacher and the corporate secretary for her family's business, the Cone Cotton Mill in Reidsville, North Carolina. She hired Edward Lowenstein, an architect from Greensboro, to design a summer house for herself, her brother,

his family, and their friends. The Kitty Hawk firm of ^{Kelllogg Supply} ~~Spruill and Perry~~ completed the home in ¹⁹⁵² ~~1953~~ at a cost of twenty-six thousand dollars. Miss Edith named the house Pink Perfection, after her favorite camellia, and had the exterior walls painted pink and the storm shutters and soffits painted a leafy green.

The living-room entrance adjoined a screened porch that extended across the east side of the house. Three bedrooms lined up along the northwest-southeast axis to benefit from the prevailing southwesterly winds during summer. These bedrooms had transom windows along the interior walls to regulate the flow of air from the corridor, which also adjoined the screened porch. The kitchen occupied the northeast corner of the house, as did the service wing, which included a maid's suite and a small apartment for Miss Edith's chauffeur. Much of the cottage's original furniture—the dining and coffee tables, the chests of drawers, a desk, bookshelves, and custom cabinets for the master suite and the kitchen—are still in use today. The floors throughout were black and white linoleum tile. The stone walls were aquamarine and the kitchen counters Chinese red.

In 1957, Miss Edith purchased an additional pair of lots for another twenty-eight hundred dollars. When she died at sea on a cruise to Bermuda in 1971, Pink Perfection and the adjoining property passed to her younger brother, Willis Benton Pipkin, and his two sons, John Benton Pipkin and Ashmead Pringle Pipkin. Both Pipkin boys had vacationed in Southern Shores since they were teenagers. Driving John's Jeep, they had joined their contemporaries Billy Giles and Skipper Taylor, who also had Jeeps, to go scavenging the beaches for treasures like the flagpole, the boat ring, the cottage door, hatch covers, and other Outer Banks artifacts still in use at the cottage today.

In 1993, the family arrived at a crossroads—Pink Perfection had to grow or go. At the time, the property was appraised at just over half a million dollars, but the house itself was valued at a mere sixty thousand. Since the town of Southern Shores allowed only 50 percent of a home's value to be invested in reno-

vations, the Pipkin brothers considered razing Aunt Edith's cottage, since its two oceanfront lots would support a much larger, more modern house for their growing families. But after searching their hearts, they arrived at a happy ending. They converted the chauffeur's quarters and the maid's room into a separate wing with its own entrance, a foyer, a guest room, a full bath, and a master bedroom suite, complete with central air conditioning and heat.

The changes were seamless, and the overall appearance of the house was not altered significantly. In fact, the description of Pink Perfection offered by North Carolina author T. R. Pearson in "When We Used to Go Where We Went," his autobiographical short story about boyhood summer vacations in Southern Shores, is still valid: "It was long and was low, but hardly troublesome to spy out on account of it was pink too, lively pink and in a spot where there was not anything else remotely pink at all."

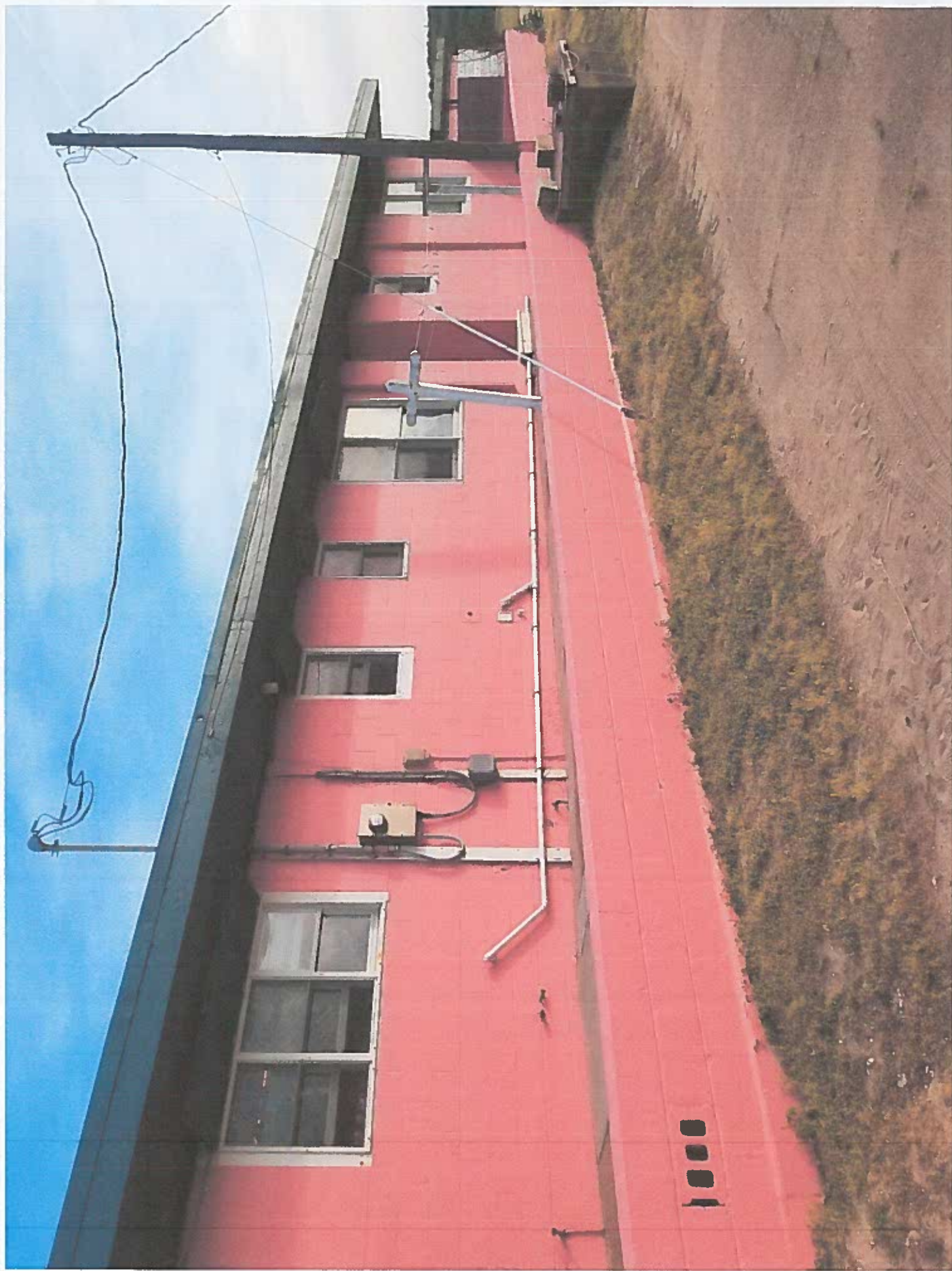
Pink Perfection South Face



Pink Perfection South End Face



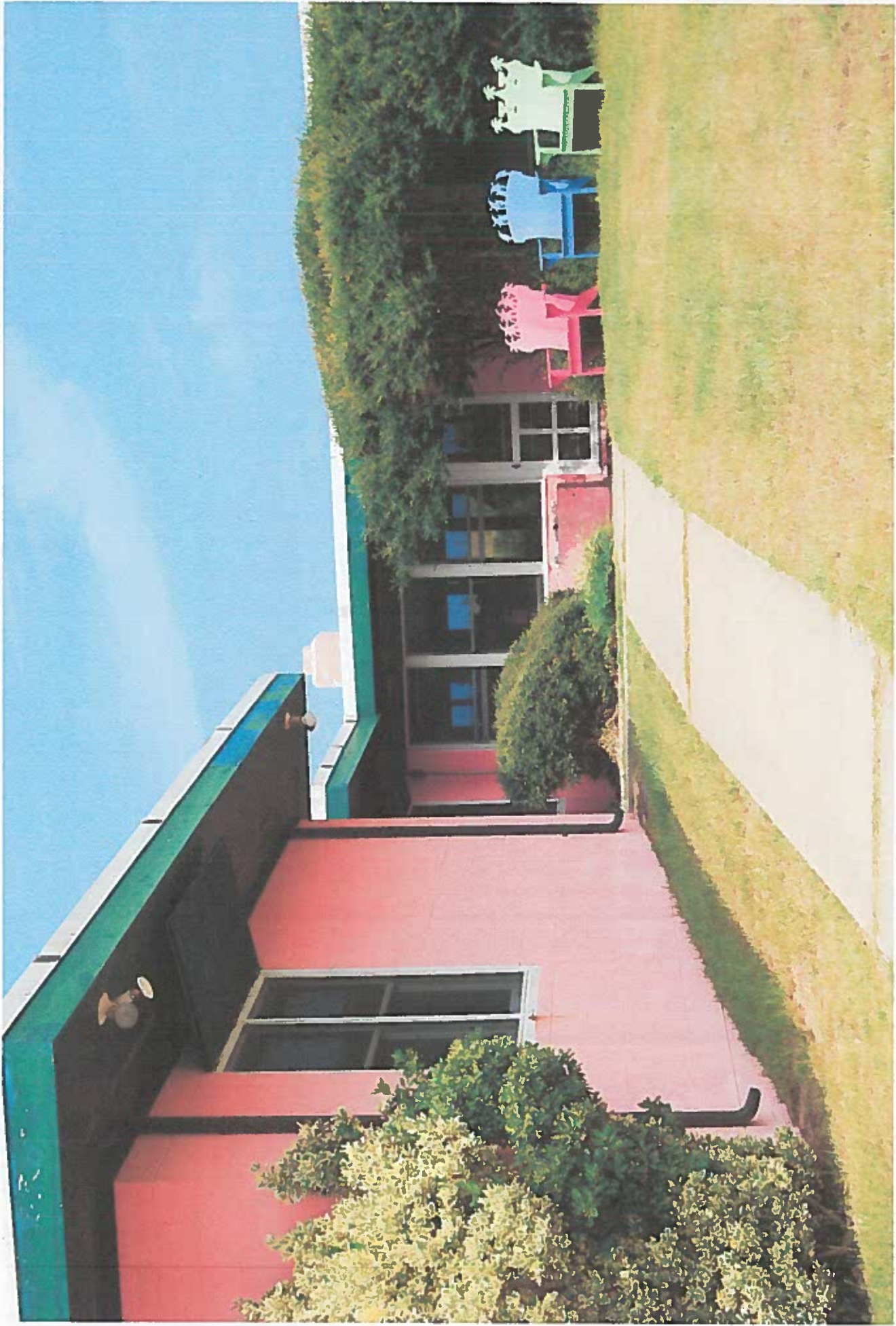
Pink Perfection North Face



Pink Perfection East Face



Pink Perfection West Face





Leaflet

Map Legend

Scale: 1:533
Basemap: Aerials(2012)
Parcel Lines
— Property Line
□ Selected Parcel

Current Tax Value

| | |
|--------------|------------------|
| Land | 976,000 |
| Building | 110,100 |
| Misc | 5,800 |
| Total | 1,091,900 |

Tax Ownership

Ashmead Pringle Pipkin
Pipkin I Limited Partnership

 170 Ocean Blvd
Southern Shores, NC 27949

Parcel: 0218900000
Pin: 986819701350
Tax District: Southern Shores
Subdivision: So/sh Amended Plat B Sec 3
Lot-Blk-Sect: Lot: Lot A Blk: 27 Sec: 3
Property Use: Residential
Building Type: Flat Roof
Year Built: 1952

This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verifications of the information contained in this map.

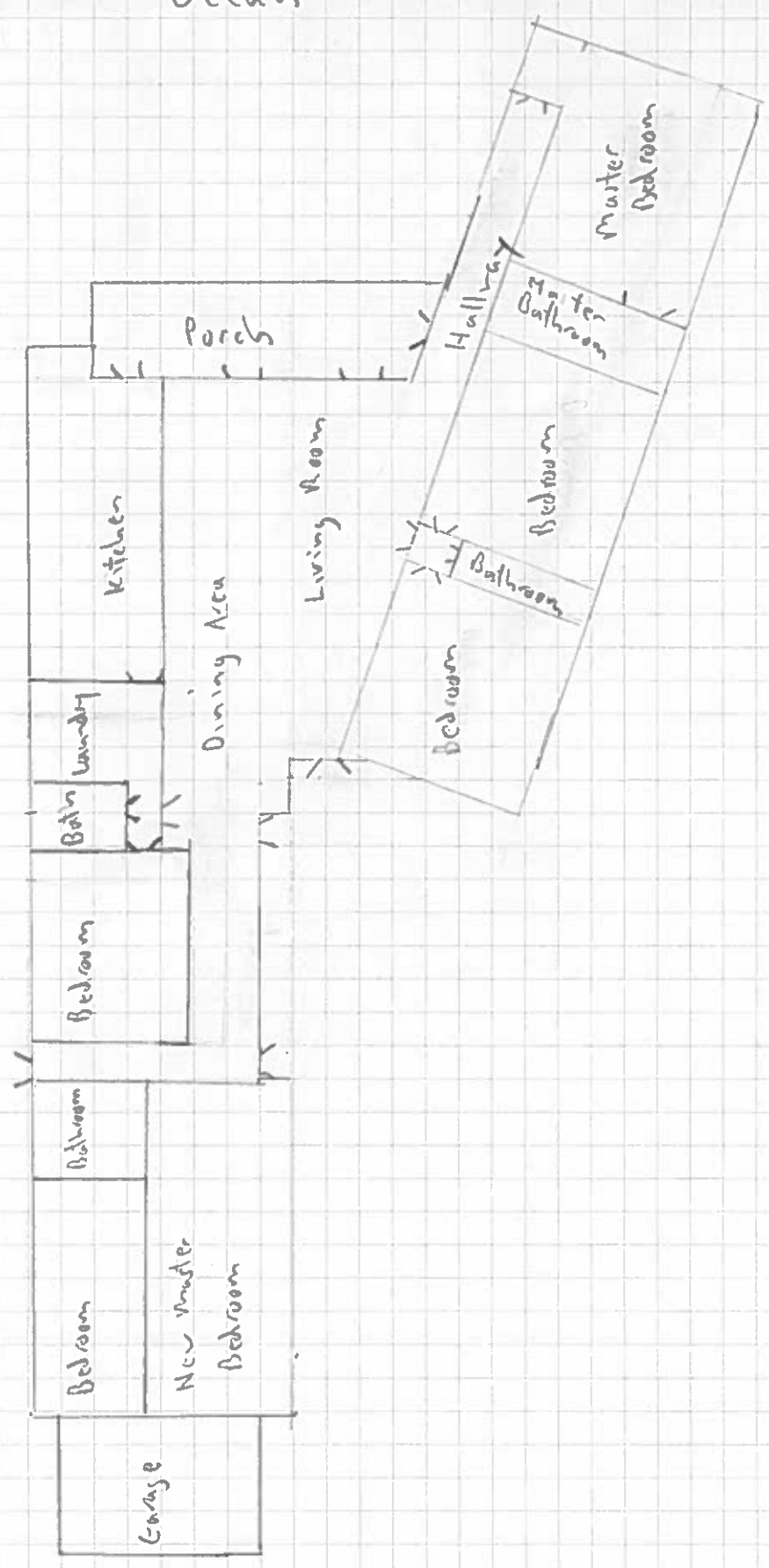
DARE COUNTY ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THIS MAP.

4/14/2018

Ocean

North

"Pink Perfection" 170 Ocean Blvd
Pipkin Cottage Floorplan



South

Street